

NAZEING PARISH COUNCIL

Minutes of the meeting of the Planning Committee held on Thursday 10th January 2019 at 7:30pm at the Scout Hut, Perry Hill, Middle Street, Nazeing.

Members present: Cllrs Carter (Chairman), Billingham, Clarke, Frydrych, McCarthy, Smith.

Also present: Lorraine Ellis (Clerk), 5 members of the Public.

1. Welcome and Introductions:

Cllr Carter would be chairing the meeting in Cllr Joslin's absence, she welcomed everyone to the meeting and introduced the Cllrs.

2. Apologies for absence:

Cllrs Arnold, Joslin, Shorter, Skipper.

3. Public participation:

Cllr Carter proposed that participation would be included at the appropriate item.

4. Declarations of Interest:

None.

5. Approval and signing of minutes:

The minutes of the meeting of the Planning Committee held on 13th December 2018 were approved and signed by the Chairman with no amendments.

6. Enforcement Notices/Appeals:

a) It was noted that no Enforcement Appeals have been received since the last meeting.

b) Enforcement Cases Closed (24/11/18 to 31/12/18):

Reference	Address	Breach	Result
ENF/0223/18	Upper Town Cottage, (Stables/ garden store), Betts Lane, Nazeing Waltham Abbey, Essex, EN9 2DA	Garden store/stables used as residential.	3
ENF/0561/18	30 Great Meadow, Nazeing, Waltham Abbey, Broxbourne, EN10 6RP	EPF/1967/18 not built as plans wall not matching	3
ENF/0572/18	Greenleaves, Hoe Lane, Nazeing, Waltham Abbey, EN9 2RG	Digging in field behind where new house built	2
ENF/0479/18	Fairpenny, St Leonards Road Nazeing, Waltham Abbey, Essex EN9 2HJ	French doors onto roof creating a balcony	1
ENF/0559/18	Magnolia House, Riverside Avenue, Nazeing, Waltham Abbey Broxbourne, EN10 6RD	Extension added to front garage	2
ENF/0324/18	Sedge Green Nursery, Sedge Green, Nazeing, Waltham Abbey Essex, EN9 2PA	Use of buildings for car sales	2

Result: 1 - Planning Permission Granted, 2 - No Breach of Planning Control revealed, 3 - Breach Ceased

7. Planning Applications: The following applications were considered:

- (a) **Application No:** EPF/3059/18 **OUT Officer:** Sukhvinder Dhadwar
Applicant Name: Messrs John and James Wilkinson
Location: J & W Fencing Ltd, Pecks Hill, Nazeing, Waltham Abbey, EN9 2NY

Proposal: Outline application for demolition of all existing structures and complete site clearance followed by residential redevelopment with 25 dwellings; closure of existing access and creation of a new access point.

Chairman's initials _____

There was a brief discussion about the development and it was noted that the current access point would be moved further up the highway in the proposed plans. The dwellings on the site have been fairly sparsely arranged. There is one area towards the south of the site which tends to have rubbish dumped on it.

Resolved - no objection and fully supports the application because

- i) **The development is in the Local Plan,**
- ii) **It is an appropriate development on a previously developed site,**
- iii) **The development includes affordable housing.**

In the event that the application goes to Committee, the Council reserves the right to attend the Committee meeting.

It was noted that Cllr Frydrych departed from the Council meeting at this point.

- (b) **Application No:** EPF/2093/18 **Officer:** Alastair Prince
Applicant Name: Mr Christopher Bellinger
Location: 10 Wheelers Green, Middle Street, Nazeing, EN9 2LF

Proposal: Erection of new double garage to the front of residential property. Grass replaced with brick paving driveway. New 400mm high boundary wall around front of property. Drop Kerb from driveway to public highway; crossing a public footpath.

Resolved – object to the application as

- i) **The proposed development is not in keeping with the streetscene, as it is for a double rather than a single garage, which would consume virtually the whole front grassed area of the house Policy DBE1 {design of new buildings},**
- ii) **It is a large garage development, very much out of proportion to the existing garages to the front of neighbouring properties Policy DBE1 {design of new buildings},**
- iii) **There is a loss of amenity for the neighbours, Policy DBE9 {loss of amenity, notably visual impact},**
- iv) **There is an impact on neighbouring properties, Policy DBE2 {effect on neighbouring properties},**
- v) **There is concern about road safety i.e. the need to reverse from Hoe Lane onto the drive, as the location is very close to the junction with Middle Street.**

- (c) **Application No:** EPF/3250/18 **Officer:** Alastair Prince
Applicant Name: Ms Narin Nourettin
Location: 5A Black Adder Cottages, Nazeing Road, Nazeing, Waltham Abbey, EN9 2HX

Proposal: Side and rear extension with Juliet balcony to rear.

Resolved – no objection.

- (d) **Application No:** EPF/3312/18 **Officer:** Alastair Prince
Applicant Name: Mr Mormenekse
Location: Sedge Gate House, Sedge Green, Nazeing, Waltham Abbey, EN9 2PA

Proposal: Single storey side extension & front extension.

Resolved – no objection.

- (e) **Application No:** EPF/3273/18 **LB Officer:** Steve Andrews
Applicant Name: Mr Giuseppe La Rosa
Location: Ravens, Back Lane, Nazeing, Waltham Abbey, EN9 2RS

Proposal: Grade II Listed Building Consent for replacement of French doors x 2no. & replacement windows x 4 no.

Resolved – no comment, the Council defers to the District Council.

These are provided for information only, EFDC do not normally accept comments on these applications.

- (f) **Application No:** EPF/3073/18 **CLD Officer:** Alastair Prince
Applicant Name: Mr Ibrahim Mormeneski
Location: Sedge Gate House, Sedge Green, Nazeing, Waltham Abbey, EN9 2PA

Proposal: Application for a Lawful Development Certificate for a proposed single storey front extension with a pitched roof.

Chairman's initials _____

